

**STAFF REPORT TO THE
BOARD OF HISTORIC AND ARCHITECTURAL REVIEW**

DESIGN REVIEW FOR REZONING

October 20, 2015

Project Name	Cary & Main
Applicant Name & Address	William G. Darden Hearndon MC Builders, LLC 1001 Scenic Parkway, Suite 104 Chesapeake, VA 23323
Owner Name & Address	Mary Delk Crocker 502 Grace Street Smithfield, VA 23430
Project Location	That portion of land north of Little’s Market, the Old Schoolhouse, Main St. and IOW Christian Outreach, south of the homes on Cary St. and Cary St., thence east of the Rt. 10 Bypass. (Tax ID #s 21A-04-000E, 000F, 000G, 000H, 000H2, 000I, 000I12, 12, 30, 37, 38, 39, 40, 49, 50, 51, 52, 53, 54)
Statistical Data (See Conceptual Plan)	
Proposed rezoning	From C-C, Community Conservation and D, Downtown to DN-R, Downtown Neighborhood Residential
Current Zoning	C-C, Community Conservation, D, Downtown, and DN-R, Downtown Neighborhood Residential
Surrounding Land Uses/Zoning	C-C, Community Conservation, D, Downtown, N-R, Neighborhood Residential, DN-R, Downtown Neighborhood Residential and I-1, Light Industrial
Total Development Acreage	±58 acres
Acreage for rezoning	±58 acres
Proposed Additional Dwelling Units	152 single family homes
Site Access	Main Street and Cary Street
Comprehensive Plan Designation	The future land use plan designates those areas currently zoned D as Downtown Commercial, and those areas zoned DN-R and C-C as Parks & Recreation.

Project Overview

The applicant is proposing the amendment of the Comprehensive Plan's Future Land Use Map, as well as the rezoning of Town of Smithfield Zoning District designations on the ±58 acre portion of the Pierceville farm that is northeast of the Rt. 10 Bypass, in order to accommodate the development of a residential subdivision consisting of 152 single family detached homes.

The subdivision would be comprised of 151 single family detached homes on lots with a minimum of 6,000 sq. ft. of area and 50 ft. of width. It would include several ponds for storm water retention and treatment, several small parks and walking trails / sidewalks that would connect to the town's existing sidewalk network. The plan includes several house models for the subdivision that represent different historic architectural eras, please refer to the enclosures for specifics.

This area includes the historically significant Pierceville manor house and other relevant historic structures, which have fallen into disrepair and have been the subject of previous actions by local government in order to stop the demolition by neglect. The integrity of these structures and their historical surroundings are of great significance to the historic district, and by extension the Town of Smithfield.

The developer has proffered the following in relation to the new homes and exterior materials:

ELEVATIONS: Model #s 460, 465, 470, 475, 480 and 485.

DESIGN: A minimum of 70% of the primary dwellings built shall have a front porch with a depth of at least six feet and no porch shall have a depth of less than five feet, all front loading garages shall have two separate garage doors with windows or a single carriage door with decorative features, all corner boards (excluding brick siding), windows and doors trim shall have a minimum four inch exposure.

DUPLICATION: Not less than five residential dwelling models shall be used and each model shall have at least two different façades, roof lines, and multiple color combinations. No two dwellings shall be of the identical model and elevation on the same side of the street within three building lots of each other within a single block. Façade reversal and color and material change shall be treated as a different elevation.

FOUNDATIONS: All foundations for the primary structure shall be a raised slab with a minimum sixteen inch exposure above final grade or a crawl space, both of which shall be skirted in brick or stone.

EXTERIOR FINISH: All primary visible exterior surfaces shall have either fiber-cement siding, brick, stone, wood, or treated engineered wood lap siding with a minimum twenty-five year warranty or any combination thereof. Care will be given to exterior selections made for appropriate home styles. For example; partial brick exteriors shall be encouraged for Colonial Style Homes.

EXTERIOR COLORS: All exterior colors must be approved by the Architectural Review Committee (ARC), including siding, roof, trim, doors, shutters, outbuildings, fences, and any other structures or exterior surfaces.

WINDOWS: All windows must be wood or vinyl. Aluminum or metal windows are not allowed as the primary use. The ARC would consider an exception should no other alternative be available for a specific architectural feature or detail. Consideration shall be given to the recommendation for window types in particular home styles as referenced in the Town of Smithfield Historic District Design Guidelines.

ROOF: Roof appearance is critical to the overall appearance of a home. The pitch of the main structure's roof shall be no less than six (6) feet in twelve (12) feet. Pitches for porches, breezeways and other secondary structures could be less. Roof materials must be at a minimum an architectural grade asphalt shingle with a 35 year warranty.

FENCING: All fencing must be approved by the ARC prior to installation. If front yard fencing is proposed it must be less than 3 ½ feet in height. Side and Rear yard fencing shall not exceed six feet in height. All fences shall have a visible surface of vinyl, anodized aluminum, or painted wood picket. Chain link fencing shall not be permitted.

Further, the developer has proffered the following regarding the existing Pierce Home:

PIERCE HOME AND OUTBUILDINGS: Subsequent to the successful rezoning and acquisition of the subject property by Developer, Developer shall take immediate steps to seal the exterior envelope of the Pierce house against moisture penetration and other necessary steps to preserve the remaining structural integrity of the primary dwelling and outbuildings as agreed to by the Smithfield Board of Historic and Architectural Review. The intent of which, would be to prevent demolition by neglect. Developer shall post a \$100,000.00 Letter of Credit with the Town of Smithfield within 75 days of the date of the successful rezoning or the date Developer acquires the subject property, whichever shall occur first, to ensure the property is adequately preserved from further decay. Developer shall complete the preservation measures within 120 days from that time. Said letter of credit shall be released once the preservation measures have been completed. In addition, the Developer will have the Pierce house and outbuildings preserved in accordance with the guidelines of the Board of Historic and Architectural Review and returned to use as a primary residence. If the Developer is unable to find a suitable entity or individual to take over and complete the restoration within one year of Developer's acquisition of the property, then Developer will undertake the renovation and upon completion, offer the Pierce home and outbuildings for sale as a Single Family residence.

Staff Comments

As the greater portion of the property subject to the potential rezoning for Cary & Main is within the Historic Preservation Overlay District, a recommendation from the BHAR regarding the proposal's appropriateness within the Historic District is requested for the consideration of the Town Council.

Elevations are enclosed; please bring previously enclosed project materials to the meeting.

If you have any questions, contact William Saunders at 365-4266 or wsaunders@smithfieldva.gov.